

\$849,999 - 17614 Kittridge Street, Lake Balboa

MLS® #SR25032095

\$849,999

3 Bedroom, 1.00 Bathroom, 1,143 sqft
Residential on 0 Acres

N/A, Lake Balboa,

Welcome home! Nestled on a picturesque street in a highly desirable Lake Balboa neighborhood, this beautifully updated single-story ranch home blends timeless charm with modern comforts. Step inside to discover an open floor plan bathed in natural light, featuring smooth ceilings, crown molding, recessed lighting, elegant window treatments, and rich hardwood flooring throughout. At the heart of the home, the magnificent chef's kitchen boasts sleek white cabinetry, stylish gray quartz countertops, and high-end stainless steel appliances, including a large built-in refrigerator, Viking stove, and Thermador oven. A spacious central island seamlessly connects the kitchen to the adjacent dining area and living room, creating the perfect space for family gatherings and entertaining. Off the kitchen, a laundry/mud room offers additional storage. A wide hallway with custom storage leads to a beautifully updated hall bathroom featuring a large vanity, tub/shower combo, and sleek, modern tile for a clean and timeless look. The generously sized primary bedroom and two additional bedrooms all offer ample closet space with built-in shelving and stylish ceiling fans for added comfort. Step outside to your private backyard oasis, complete with a covered paver patio, a grassy play area with jungle gym, and garden planters. As a bonus, a versatile, insulated he/she shed—fully finished with wood-style flooring, electricity, air conditioning, and hard-wired internet—makes the perfect home



office, studio, or creative retreat. The detached two-car garage offers lots of cabinet storage and a pull-down attic ladder leading to extra storage space above. A newer concrete driveway with an electric gate provides ample, secure parking. Plus, enjoy dual-pane windows, central HVAC, copper plumbing, a tankless water heater, upgraded 200-amp electric panel, a Tesla car charger, automatic sprinklers in the front and back yards, and so much more! This stunning home offers a perfect blend of comfort, convenience, and modern efficiencyâ€”donâ€™t miss your opportunity to make it yours!

Built in 1950

Essential Information

MLS® #	SR25032095
Price	\$849,999
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,143
Acres	0.15
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Sami Tarrab
Listing Office	Berkshire Hathaway HomeServices California Properties

Community Information

Address	17614 Kittridge Street
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected, Overhead Utilities
Parking Spaces	6
Parking	Concrete, Driveway, Garage, Garage Door Opener, Gated, On Street
# of Garages	2
Garages	Concrete, Driveway, Garage, Garage Door Opener, Gated, On Street
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Garden, Sprinklers In Rear, Sprinklers In Front, Lawn, Level, Rectangular Lot, Sprinklers Timer, Street Level
Windows	Blinds, Double Pane Windows, Custom Covering(s)
Roof	Shingle, Asphalt
Construction	Stucco
Foundation	Raised

Interior

Interior	Tile, Wood
Interior Features	Ceiling Fan(s), Crown Molding, Eat-in Kitchen, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, All Bedrooms Down, Bedroom on Main Level, Utility Room, Block Walls, Instant Hot Water
Appliances	Convection Oven, Dishwasher, Electric Oven, Free-Standing Range, Disposal, Gas Range, Refrigerator, Range Hood, Water To Refrigerator, Dryer, Washer, Self Cleaning Oven, Tankless Water Heater
Heating	Central, Natural Gas
Cooling	Central Air, Electric
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
Middle	Mulholland
High	Birmingham

Additional Information

Date Listed	February 11th, 2025
Days on Market	7
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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